



REQUEST FOR PROPOSALS
FOR THE PURCHASE & DEVELOPMENT OF
PROPERTY OWNED BY THE
CITY OF ANDERSON, SOUTH CAROLINA

I. STATEMENT OF PURPOSE

The City of Anderson is requesting proposals for the purchase and development of two city-owned properties. One property is located at 129 E. Whitner Street; this property is located adjacent to Carolina Wren Park. The second property is located at 600 South Main Street at the intersection with West River Street and formerly housed the City offices for Planning & Development and Neighborhoods & Housing (also formerly known as the McDougald Site). Both properties are located within the City of Anderson's Tax Increment Financing District.

The manner in which these properties are developed must be consistent with the City's adopted master plans, redevelopment plans and must meet certain criteria as to the use of these properties.

This RFP contains a description of the properties, description of the goals and criteria set by the City of Anderson for these properties, and additional information about the sites.

II. THE PROPERTIES

The Downtown Anderson property located at **600 S. Main Street** (TMS# 124-24-12-001, 124-24-12-002) is the location of a former mortuary and most recently the City offices for divisions of Planning & Development and Neighborhoods & Housing. The site is 34, 848 square feet/0.80 acres in size. It includes 128 feet of road frontage on South Main Street, and 182 feet of road frontage on West River Street. The two story building has 7,320 square feet of office space and also has on-site parking.

The Grey Building is located at **129 E. Whitner Street** (part of TMS# 123-30-03-003) and is a two-story row building. The total parcel size is 0.07 acres and the gross building area is 2,900 square feet. This building was renovated in 2013 to include roof repair/replacement, front entry upgrades and interior shell upfit (rough-in plumbing and electrical). The property has access to on-street parking and nearby off-street parking lots.

The zoning designation for both properties is Central Business District (CBD). All are located within the Downtown Historic District meaning that any exterior alteration or new construction will be subject to design review by the City of Anderson Board of Architectural Review.

The entire district is part of a multi-year Tax Increment District Redevelopment Plan that has included (and will include in the future) streetscape improvements, additional parking, and other

types of related infrastructure improvements throughout downtown. A master plan has been created for this district and is available to anyone wishing to present proposals.

III. GOALS FOR DEVELOPING THE SITE

Development of these properties shall accomplish the following City goals:

Create Street Level Activity- The project should enhance the activity base of the Central Business District (CDB) in a way that generates activity for downtown;

Ensure Design Quality and Compatibility- Each site is located at a prominently visible location in Downtown Anderson. Appropriate urban design techniques and materials should be employed to ensure that the development is compatible with the historic fabric of the Central Business District (CBD). A design review committee will be appointed to review the design of the project and will “sign off”/make a final design recommendation to City Council. This step is in addition to the design review process of the Board of Architectural Review.

Enhance the Tax Base- Enhancing the tax base of the City of Anderson will help grow and sustain a more vibrant commercial district in the core of the community.

IV. CRITERIA FOR THE PROPERTIES

General eligibility criteria:

Proposed property uses must be for one or more of the following:

- Retail uses identified as complimentary to existing business and a good fit for our downtown. (reference Downtown Opportunities Presentation – Market Assessment, Recruitment and Retention recommendations found at www.downtownanderson.com)
- Tourism-related business or activity
- Cultural arts activities and associated businesses
- Corporate headquarters
- Research and development
- High technology growth business
- Other uses as may be determined by the City of Anderson which meet certain criteria and as are identified more specifically according to the adopted master plans and/or redevelopment plans.

V. INCENTIVES

Economic development incentives and/or development packaging may be offered, provided the use meets certain criteria.

VI. SELECTION

Proposals for the purchase and development of these properties will be evaluated according to the following criteria:

- The extent to which the proposed development satisfies a desired or unique niche in the marketplace and helps diversify the economy of the city.
- The level of investment and recognition of historical or architecturally significant buildings or sites.
- The increase in tax/fee revenues that may result from the development.
- The contribution that the development will make toward increased employment and earnings within the city, including the number and quality of jobs created.
- The degree to which the development may potentially stimulate other desirable economic development and/or redevelopment activity (catalytic effect):
- The beneficial economic impact/s the development may have on a particular area of the city, i.e. an area identified by the City of Anderson as needing special assistance, including areas needing revitalization or redevelopment.
- The compatibility of the location of the development with land use and development plans as described by city goals and/or the master plan.
- The beneficial economic impact/track record of any prior development experience with the City.
- The extent to which additional direct or indirect public costs to the city would be necessary, i.e. extending/upgrading public infrastructure facilities and/or municipal services.
- The demonstrated capacity of the developer to finance, market, manage and package this project including the ability to secure tenants.
- The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.

VII. GENERAL TERMS AND CONDITIONS

Proprietary/Confidential Information

The offerors are asked for any restrictions on the use of data contained in their responses and told that proprietary information will be handled in accordance with applicable law, regulations and policy of the City. All proprietary/confidential information must be clearly marked as "Proprietary/Confidential".

Background Check

The City reserves the right to conduct a background inquiry of each developer which may include the collection of appropriate criminal history information, contractual business associates and practices, employment histories and reputation in the business community. By submitting qualifications to the City, the developer consents to such an inquiry and agrees to make available to the City such books and records as the City deems necessary to conduct the inquiry.

Determination of Responsibility

The City may make such investigation as it deems necessary to determine the ability of a developer to provide full performance as outlined in the qualifications. The developer will furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any developer if the evidence submitted by or investigation of such developer fails to satisfy the City that such developer is properly qualified to carry out the obligations of a Contract.

Rights Reserved by City

The City reserves the right to amend its evaluation criteria as the City, in its sole discretion, shall determine appropriate, and to utilize, as needed, an independent review team. A review and evaluation of the responses contained in the previous section will serve as a basis of selection of the Developer or Developers judged best suited to meet the City's goals for the site. Those deemed best suited then may be asked to submit a more detailed proposal.

The City reserves the right to reject any or all submittals; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the qualifications submitted. The City may, at its option, interview Developers as part of this selection process. However, selection may take place without such interviews. Therefore, proposals should be complete as initially submitted.

VIII. SUBMITTAL REQUIREMENTS

Anyone submitting responses to this RFP shall include the following:

- A letter of interest in the project which includes a purchase offer and an identified use.
- A list of previously completed projects comparable in size and scope.
- The demonstrated capacity of the developer to finance the purchase and development of property including the ability to secure tenants, if needed.
- The developer's demonstrated readiness and ability to proceed on the project with time schedules reasonably described.

Anyone wanting to tour the properties may schedule an appointment by contacting Mary Haley Thompson at 864-231-2603 or by email at mthompson@cityofandersonsc.com. Proposals will be accepted and evaluated on a first-come, first served basis.

Questions shall be addressed to and ten copies of the Proposal shall be submitted to:

Mary Haley Thompson, Downtown Project Manager
City of Anderson
401 South Main Street
Anderson, SC 29624
Phone (864) 231-2603
Email: mthompson@cityofandersonsc.com